072.0	0005	0004.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,800 / 620,800
					USE VALUE:	620,800 / 620,800
					ASSESSED:	620,800 / 620,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
228		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HONG DENA
Owner 2:	BRYAN JOHN R
Owner 3:	
Street 1:	228 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HONG DENA -
Owner 2:	BRYAN JOHN R -
Street 1:	228 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1900, having primarily Stucco Exterior and 1325 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7562.000	213,300		407,500	620,800
Total Card	0.174	213,300		407,500	620,800
Total Parcel	0.174	213,300		407,500	620,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.53 | /Parcel: 468.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45757
GIS Ref	
GIS Ref	
Insp Date	04/01/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0005-0004.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,300	0	7,562.	407,500	620,800		Year end	12/23/2021
2021	101	FV	205,500	0	7,562.	407,500	613,000		Year End Roll	12/10/2020
2020	101	FV	205,500	0	7,562.	407,500	613,000	613,000	Year End Roll	12/18/2019
2019	101	FV	168,900	0	7,562.	378,400	547,300	547,300	Year End Roll	1/3/2019
2018	101	FV	168,900	0	7,562.	378,400	547,300	547,300	Year End Roll	12/20/2017
2017	101	FV	168,900	0	7,562.	331,800	500,700	500,700	Year End Roll	1/3/2017
2016	101	FV	168,900	0	7,562.	302,700	471,600	471,600	Year End	1/4/2016
2015	101	FV	168,000	0	7,562.	267,800	435,800	435,800	Year End Roll	12/11/2014

!6093!

PRINT

Date	Time
12/30/21	03:18:21

LAST REV

Date	Time
03/02/19	15:59:34
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6093

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEEHAN MARIA L,	69304-382		5/19/2017		590,000	No	No		
KILFOYLE ROBERT	34268-52		12/10/2001		290,000	No	No		
CAPASSO PETER/V	27727-567		9/30/1997		209,000	No	No		Y

USER DEFINED

Prior Id # 1:	45757
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	1511	Porch	7,000	C				
4/29/2009	281	Re-Roof	5,995					
7/8/2005	617	Manual	6,000			G5	GR FY05	repair 2 porches
5/11/2004	347	New Wind	9,966					8 REPL WNDWS
10/6/1999	664	Redo Kit						

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2009	Inspected	163	PATRIOT
3/23/2009	Missed Appt.	163	PATRIOT
11/3/2005	Fieldrev-Chg	BR	B Rossignol
11/3/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
4/4/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7562		Sq. Ft.	Site		0	70.	0.77	12			Med. Tr	-10					407,522						407,500	

Total AC/HA:	0.17360	Total SF/SM:	7562	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,522	Spl Credit		Total:	407,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	69800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	262071
Depreciation:	48745
Depreciated Total:	213326

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

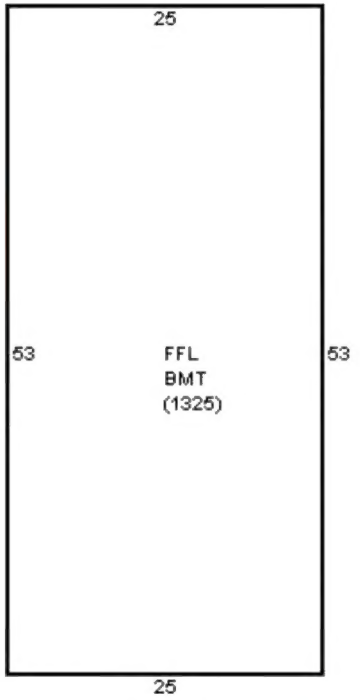
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	134.99	
Special Features:	0	Val/Su Net:	128.80	
Final Total:	213300	Val/Su SzAd	160.98	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,325	134.990	178,857
BMT	Basement	331	40.500	13,414

Net Sketched Area:	1,656		Total:	192,271	
Size Ad	1325	Gross Area	2650	FinArea	1325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	25				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0004.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc